



FOR STARTERS



GUIDE PRICE
£525,000

MAIN COURSE

Situated south of the river in one of Stratford-upon-Avon's most sought-after locations, this beautifully extended three-bedroom detached home is move-in ready and perfectly suited to those looking to upsize or downsize alike.

Set back from the road, the property occupies a generous plot with a driveway providing ample parking, alongside a gravelled fore garden which offers the potential to create additional parking if desired. A gated entrance leads you to the front door, opening into a truly impressive entrance hallway designed by the current owner. Featuring high ceilings and an abundance of space, this welcoming area creates a fantastic first impression from the moment you step inside.

To the front of the property is a spacious living room, complete with a beautiful bay window incorporating a charming window seat, while the fireplace acts as an attractive focal point to the room.

To the rear, the property opens into a fantastic open-plan kitchen, dining and living space, perfectly designed for modern family living and entertaining. Flooded with natural light and enjoying lovely views over the south-facing garden, there is plenty of room for both large dining and comfortable seating areas. Off this space is a generous utility room alongside a modern downstairs shower room.

Upstairs, the property offers two excellent double bedrooms and a well-proportioned single bedroom. The family bathroom is beautifully



appointed, featuring a freestanding bath and separate walk-in shower.

The rear garden is a real highlight ; private, south-facing and an exceptional size, making it ideal for families or anyone who enjoys relaxing and entertaining outdoors in the sunshine. There is also an outdoor cold and hot tap, as well as wiring in place for an electric charger.

The property is conveniently located close to highly regarded schools, within easy walking distance of Stratford town centre, and just a short drive from Waitrose and a range of local amenities. A fantastic opportunity to purchase a wonderful home in an exceptional location, viewing is highly recommended.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



South Facing



Mains Gas, Electric,
Water, Drainage

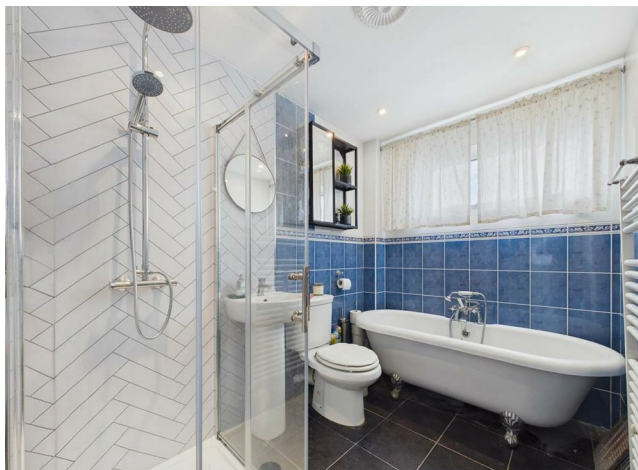


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